

SOUTH AUSTRALIAN BUILDING STATISTICS, 1954

The Statistical Department collects information concerning building operations from two sources:-

A. LOCAL GOVERNMENT PERMITS (See Bulletin No. 6)

Since 1911, particulars have been collected from Corporations and District Councils of permits granted, and from Government Departments of authorisations, for the erection of houses and other buildings, and also for alterations and additions. Permits include Housing Trust operations. Certain particulars for the last 5 years are shown in Bulletin No. 6 attached, and some also are summarised as follows:-

METROPOLITAN AREA - Number. Permits were granted during the year 1954 (1953 in parentheses) for 4,965 (5,708) private dwellings.

Included in the 4,965 (5,708) new dwellings were 76 (225) homes in 13 (20) flats and 368 (474) homes in 149 (237) maisonettes &c. Other New Buildings totalled 600 (657) and alterations and additions 10,580 (10,655). 32 (35) old houses were converted into 80 (75) flats, resulting in an increase of 48 (40) homes - these are not counted as new buildings, but as alterations. There were 2 (6) Government dwellings authorised for the Metropolitan Area.

VALUE. The estimated total value of permits and authorisations for all new buildings and alterations was £22,618,116 (£20,304,578). Values of New Private Dwellings were £13,472,917 (£14,271,216). Other New Buildings £3,571,616 (£2,151,211), Alterations etc. £4,032,499 (£2,814,610). Government Buildings £1,541,084 (£1,067,541).

COUNTRY. Permits, etc. for dwellings in Country areas totalled 1,647 (1,600) and the value of all building operations £7,810,724 (£5,882,047).

B. RETURNS FROM BUILDERS (see Bulletin No. 7)

In normal years permits issued gave a reasonably accurate picture of building operations, but with the shortage of materials and manpower it was realised that some buildings were not commenced although permits had been granted for them. Further, there was a much longer time taken to complete the buildings.

From 1st July, 1945, returns have been obtained from building contractors and from home builders showing the number of buildings completed each quarter and the number still under construction. In conformity with the practice throughout Australia, the particulars are shown in Bulletin No. 7 for years ended 30th June, (and also for the last 6 months).

Although the details are published for financial years, it is of interest to compare completions of houses during calendar years:-

1946 1,661; 1947 2,749; 1948 3,415; 1949 4,463; 1950 6,031;  
1951 6,938; 1952 8,822; 1953 8,248; 1954 7,545.

The number of completed houses in districts is available only for 1954 and the numbers for the principal districts are shown in the last column of Bulletin No. 6. The completions for the Metropolitan Area for 1954 of 5,440 compare with the permits granted of 4,967 in 1954 and of 5,714 in 1953, but the time taken in construction would account for a difference. For the country, the 2,105 houses completed during 1954 is in excess of the number of permits for any of the previous years but this is due to the fact that permits are not necessary in some districts.

STATE OF SOUTH AUSTRALIA.DWELLINGS. PERMITS AND COMPLETIONS.

(Numbers refer to dwelling units, not number of buildings)

DISTRICT.	PERMITS AND AUTHORIZATIONS.					COMPLETIONS.
	1950	1951	1952	1953	1954	1954
<u>Metropolitan.</u>						
Adelaide.	1	3	-	72	3	2
Brighton.	387	390	240	268	241	257
Burnside.	302	385	285	274	325	255
Campbelltown.	354	234	234	247	184	110
Enfield.	1,500	1,350	1,743	1,510(a)	764	1,383
Glenelg.	94	70	70	56	54	49
Henley & Grange.	71	79	77	105	110	82
Hindmarsh	32	28	30	15	14	10
Marion.	675	1,184	1,579	1,142	964	1,349
Mitcham.	605	523	512	382	470	411
Payneham	142	153	103	82	161	71
Port Adelaide.	312	273	222	169	201	119
Prospect.	168	106	65	68	67	63
St. Peters.	25	20	7	15	11	8
Unley	86	87	62	161	94	95
West Torrens.	658	551	436	529	505	467
Woodville.	1,088	1,208	847	576	763	677
Other Metrop.	49	37	26	37	34	32
TOTAL-PRIVATE.	6,549	6,681	6,538	5,708	4,965	5,440
GOVT.	-	-	3	6	2	b
GRAND TOTAL.	6,549	6,681	6,541	5,714	4,967	5,440
<u>Country.</u>						
Gawler.	35	52	55	38	18	35
Loxton.	-	-	-	-	-	63
Mt. Barker.	39	12	15	29	10	34
Mt. Gambier Corp'n.	162	132	118	112	139	157
Murray Bridge "	51	55	31	41	41	23
Naracoorte "	33	28	26	21	26	36
Noarlunga.	104	90	96	91	95	74
Pt. Augusta,	129	35	79	190	45	124
Pt. Lincoln Corp'n.	95	71	142	76	97	90
Pt. Pirie "	111	119	77	125	106	152
Salisbury.	88	131	317	57	208	409
Tatiara.	8	9	14	33	28	44
Victor Harbour.	47	28	25	27	21	34
Whyalla.	98	66	14	11	11	14
Other Country.	550	753	561	618	660	816
TOTAL-PRIVATE (c)	1,550	1,581	1,570	1,469	1,505	2,105
GOVT.	183	267	362	131	142	b
GRAND TOTAL.	1,733	1,848	1,932	1,600	1,647	2,105
TOTAL STATE.	8,282	8,529	8,473	7,314	6,614	7,545

(a) Excluding 360 migrants' flats converted at Gepps Cross.

(b) Included in District totals. Government authorizations cannot be allocated to Districts.

(c) Permits are not required in some country districts.

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GOVERNMENT STATIST.

Statistical Office,

ADELAIDE.

12th April, 1955.



Kind of Buillling			BUILDINGS COMPLETED					Under	Jobs	
			Year	Year	Year	Year	Year	July	Construn.	commenced
			1949-50	1950-51	1951-52	1952-53	1953-54	to Dec.	31/12/54	Dec. Qr.
			(1)	(2)	(3)	(4)	(5)	(6)	(7)	1954 (inc. in cols. 6 or 7)
<u>HOUSES</u> - Brick, Stone &c.	a	No.	3,428	3,834	4,272	4,580	3,846	2,206	2,931	985
	b	No.	591	869	1,290	1,397	1,380	713	1,598	453
Fibro Cement	a	No.	622	1,642	1,153	933	425	240	257	174
	b	No.	86	155	238	313	289	162	260	92
Weatherboard & Other	a	No.	143	182	694	1,671	1,540	615	135	34
	b	No.	37	45	66	51	51	19	33	10
<u>FLATS</u> - Dwelling Units	a	No.	-	-	-	58	99	47	95	5
<u>INSTITUTIONS ETC.</u>	a	No.	9	11	2	4	14	8	10	2
<u>TOTAL DWELLINGS ETC.</u> (inc. Emergency)	a	No.	4,202	5,669	6,121	7,246	5,924	3,116	3,428	1,200
	b	No.	714	1,069	1,594	1,761	1,720	894	1,891	555
	a b	£000	7,316	10 680	14,985	22,277	20,852	11,396	14,925	5,125
<u>FACTORIES</u>	a	No.	65	52	73	55	76	61	62	17
		£000	647	273	442	632	1,591	765	3,098	673
<u>OTHER NEW BUILDINGS</u>	a	No.	175	268	297	476	582	407	304	151
		£000	1,110	1,089	2,695	2,976	3,665	2,546	4,976	1,119
<u>TOTAL NEW BUILDINGS</u>	a b	No.	5,156	7,058	8,085	9,538	8,302	4,478	3,794	1,923
	a b	£000	9,073	12,042	18,122	25,885	26,108	14,707	22,999	6,917

a. By Building Contractors.

b. By home builders.

c. Excluding 360 Migrants' flats converted at Gepps Cross.

## ACTUALLY WORKING ON JOBS ON 15th DECEMBER, 1954 \*

Contractors & Sub Contractors 2,229, Wage Earners 8,242, Total 16.12.54 - 10,471; 30.6.1954 - 10,038, 30.6.1953 - 9,371; 30.6.1952 - 10,371; 30.6.1951 - 10,168.

The following tradesmen were included above - Carpenters 3,012, Bricklayers 1,663, Painters 944, Electricians 390, Plumbers 788, Building Laborers 1,851, Other 1,823, Total 10,471.

\* Excluding those engaged only in minor repairs, etc. and own home builders.

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